A

CATALOGUE

OF THE

FREEHOLD ESTATE

OF

WILLIAM STEELE, Esq;

Late of LAMABY in the COUNTY of *KENT*,

Deceased;

CONSISTING OF

A large and elegant MANSION HOUSE, in the Parish of *Bexley*, called LAMABY-HOUSE, with a Park, Garden, and Land thereunto belonging and adjoining, containing 115 Acres, 2 Roods, 29 Perches, now lett on Lease for a Term of 16 Years to come from *Michaelmas* next, at 125*l.* *per Annum*; as likewise a Farm and other Lands, containing 123 Acres, and 32 Perches, lett to different Tenants at 104*l.* *per Annum*. And also 47 Acres and 36 Perches of Woodland, making in the whole 286 Acres and 17 Perches.

Which (By ORDER of the REPRESENTATIVES of the said *WILLIAM STEELE*, Esq;)

Will be sold by AUCTION,

By Mr. *LANGFORD*,

At his House in the *Great Piazza*, *Covent-Garden*,

On *Wednesday* the 15th of *April* 1761,

Beginning at Twelve o'Clock.

Said Estate *is divided into* SIX LOTS, *printed Particulars of which, with Plans of each Lot, may be had gratis at* Mr. LANGFORD'S *aforesaid.*

The Premises may be viewed every Day (*Sundays* excepted) by applying to Mr. *Hardstone*, sen. (one of the Tenants) at *Penn Farm.*

N.B. *Lamaby* is ten Miles from *London* and two Miles beyond *Eltham.*

CONDITIONS of SALE.

1*ſt.* THAT the *higheſt Bidder*, for each Lot, is to be the *Buyer*; and if any Diſpute ſhall ariſe between two or more Bidders, the *Premiſes* are to be *put up again and reſold.*

2*dly*, That no Perſon ſhall advance leſs than *Five Pounds* at *each Bidding.*

3*dly*, That the ſeveral *Purchaſers* are to pay down *immediately*, into the Hands of Mr. LANGFORD, a Depoſit of TEN POUNDS *per Cent.* in *Part* of the Purchaſe Money, and ſign *Agreements* for the Payment of the *Remainder* on or before THREE MONTHS from the Day of the Sale.

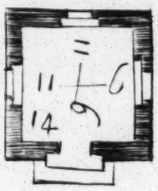
4*thly*, That the REPRESENTATIVES will, on their Part, and for the *Satisfaction* of the *ſeveral Purchaſers*, enter alſo into *Agreements*, and engage to make and execute to them *(at their the ſaid Purchaſers Expence)* proper *Conveyances* of their *reſpective Lots*, *free of all Incumbrances*, upon their *Payment* of the *Remainder* of the *Purchaſe Money*, on or before THREE MONTHS from the Day of the Sale as aforeſaid.

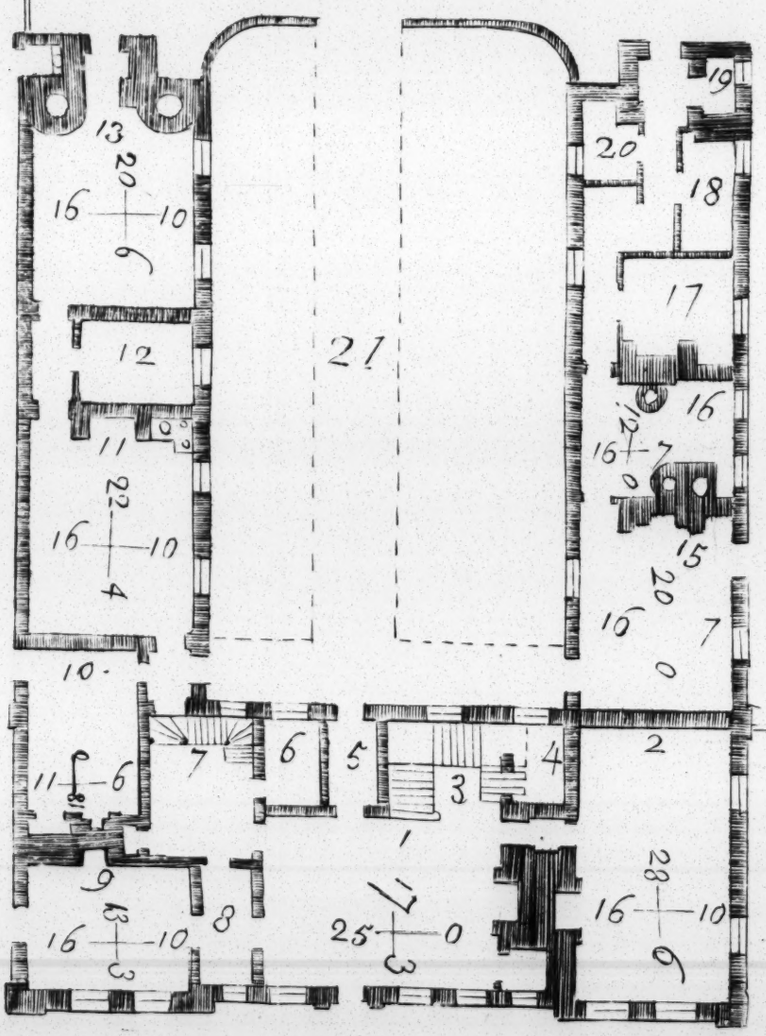
5*thly*, That the Purchaſers ſhall be *entitled to the Rents and Profits*, from *Midſummer Day* 1761, to which Time all *Taxes*, *Pariſh Rates*, and other *Incumbrances*, ſhall be *cleared* to the *ſaid Purchaſers.*

6*thly*, That the Purchaſer of the *greateſt Lot* ſhall have Poſſeſſion of the Title Deeds, but covenant to produce them when called upon by the other Purchaſers.

Laſtly, That if *any* of the ſaid *ſeveral Purchaſers* ſhall *neglect* or *fail* to comply with the Conditions beforementioned, the *Money*, by them *depoſited*, ſhall be *forfeited*, the ſaid REPRESENTATIVES ſhall be at full Liberty to *re-ſell ſuch Lot or Lots*, and the Deficiency (if any there ſhould be, by ſuch ſecond Sale, together *with all Charges attending the ſame)* ſhall be made good by the DEFAULTERS, *at this preſent Sale.*

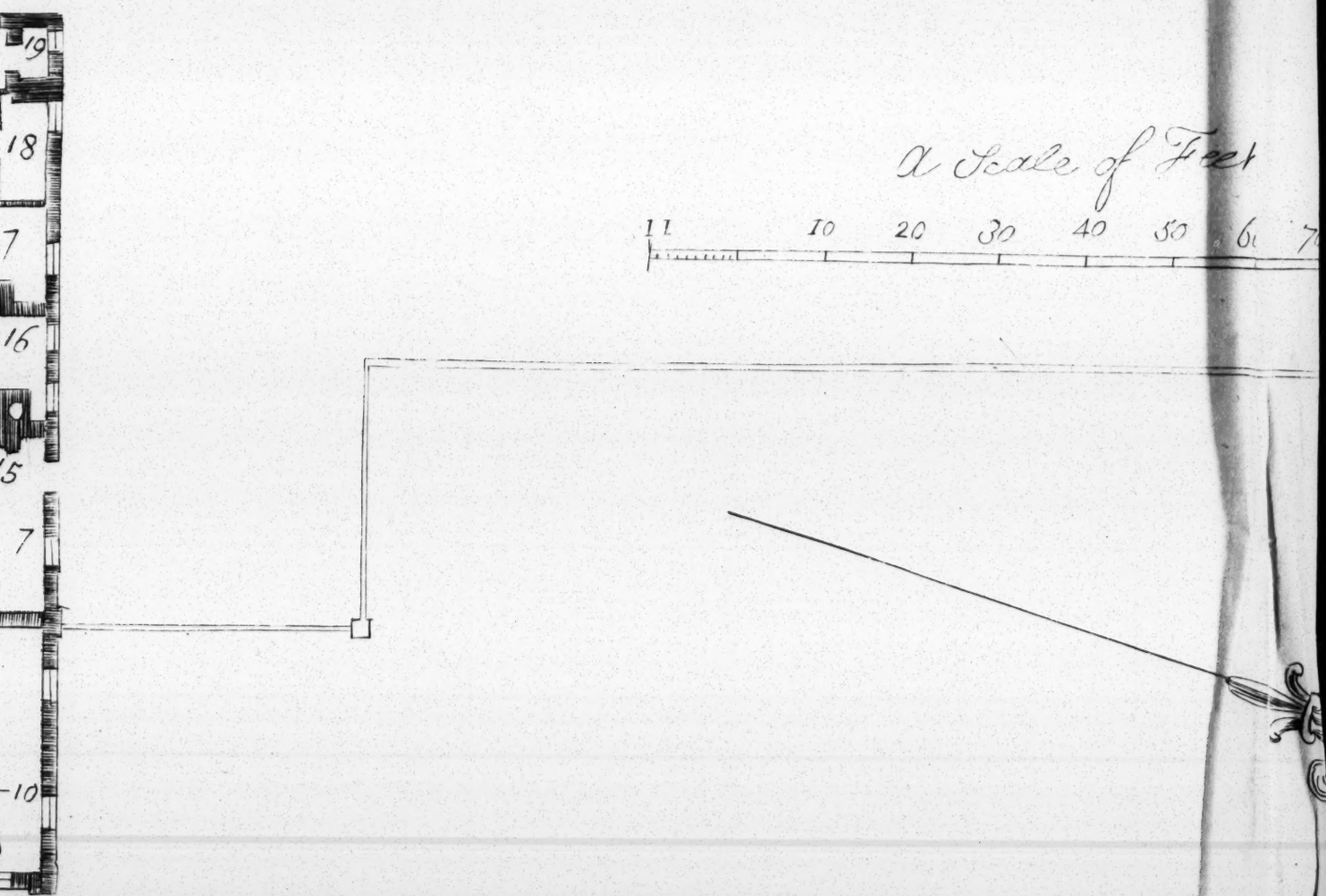
1	The Great Hall	10	Little Par
2	Blue Parlour	11	Kitchen
3	Stair Case	12	Pantry
4	Store Room	13	Brewhous
5	Passage	14	Summer H
6	Butlers Pantry	15	Laundry
7	Little Stone Hall	16	Wash Ho
8	Passage	17	Dairy
9	Yellow Parlour	18	Bottle Roo
		19	Larder
		20	Knife Roo
		21	Court Yard



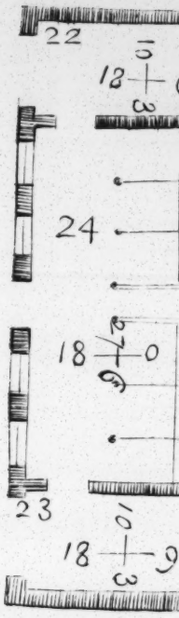


References

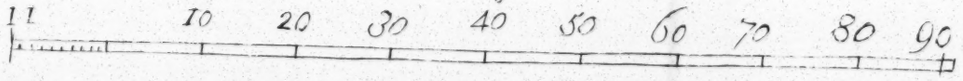
	ttle Parlour	22	Coach House	35	Coal House
	tchen	23	Do	36	Hen House
	ntry	24	Stable	37	Sand House
	enhouse & Bakehouse	25	Do	38	Hog Houses & Yards
	nmer House	26	Do	39	Vennison House
	undry	27	Passage & Stair Case	40	Hen House
	sh House	28	Barn	41	Cart House
	iry	29	Wood House	42	Dove House
	ttle Room	30	Dog House	43	Farm Yard
	rder	31	Chalf House		
	ife Room	32	Hen House		
	rt Yard	33	Necessary		
		34	Do		

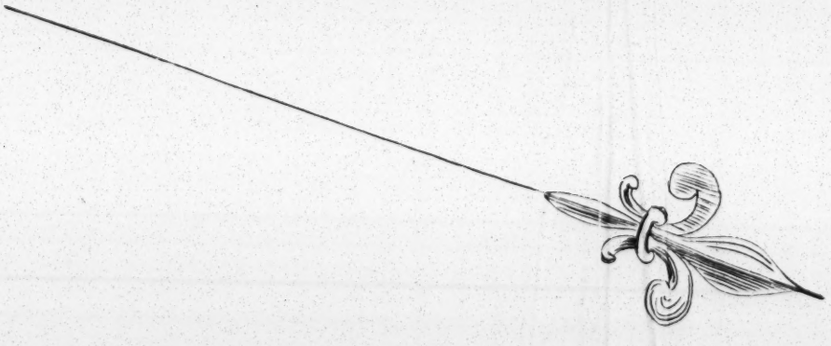


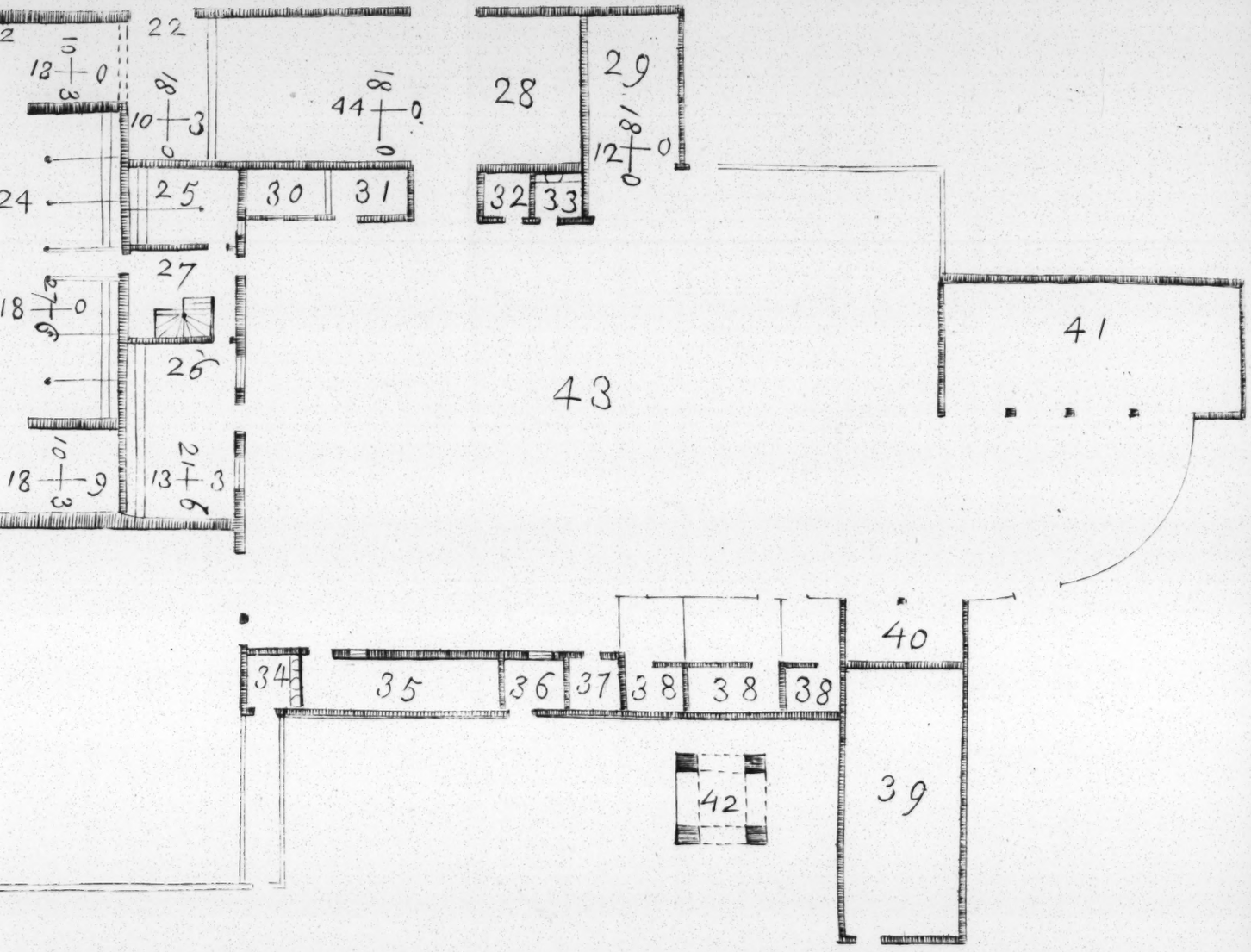
Coach House	35	Coal House
Do		
Stable	36	Hen House
Do		
Do	37	Sand House
Passage & Stair Case	38	Hog Houses & Yards
Barn	39	Venison House
Wood House	40	Hen House
Dog House	41	Cart House
Chaff House	42	Dove House
Hen House	43	Farm Yard
Necessary		
Do		



A Scale of Feet






22
28
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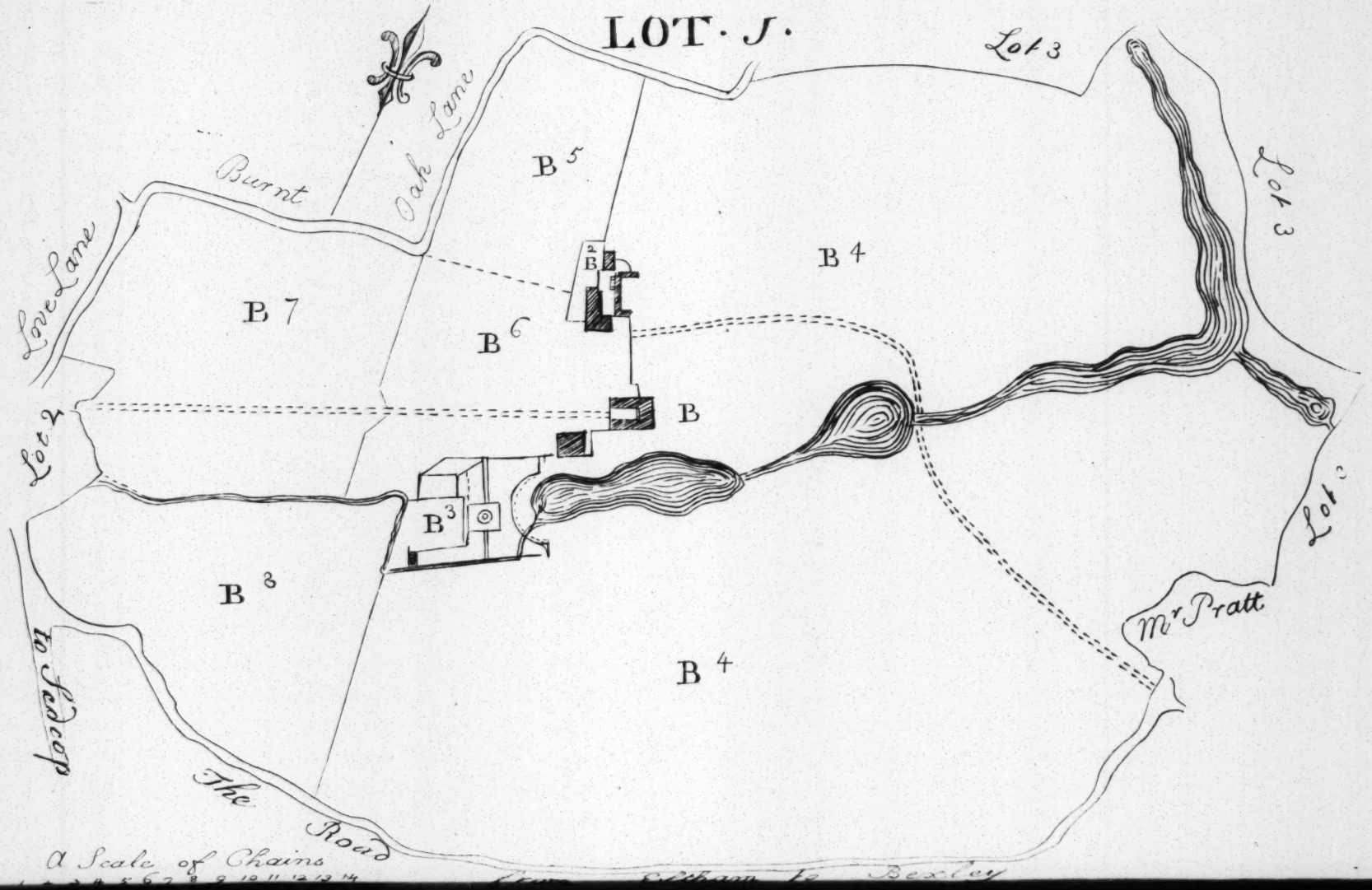

LOT · J.
Lot 3
Lot 3
Burnt
Oak Lane
Love Lane
B 5
B 4
B 7
B 6
B
B
Lot 2
B 3
B 3
B 4
Mr Pratt
Lot
to Sedcop
the
Road
A Scale of Chains

Wedneſday, April 15. 1761.

LOT 1.

Numbers referring to the Plan.	Names of the Tenants and Lands.	Quality of the Lands.	Quantity of the Lands. Ac. Ro. Per.	Yearly Rent. l. s. d.
	ROBERT DINGLEY, Eſq; Tenant by Leaſe for a Term of 16 Years to come from *Michaelmas* next.			
	To LAMABY MANSION-HOUSE, with a great Number of Outhouſes and Offices ſituate in *Bexley* Pariſh, upon a pleaſing Eminence, in the Center of a moſt delightful Park well wooded and watered, in a fine healthy Air, 10 Miles from *London*, and 2 from *Eltham*: For a particular Deſcription of which Houſe and Offices, *Vide* the Plan annexed.	—	0 0 28	
2	Stables, Barns, Yards, &c.	——	0 2 8	
3	Garden and Wilderneſs	*Garden*	1 3 32	125 0 0
4	The Park ——	*Paſture*	81 0 18	
5	Cherry Orchard Field —	*Arable*	5 0 0	
6	Gravel Pit and Orchard	*Orchard*	5 3 38	
7	Great Field ——	*Meadow*	11 0 8	
8	Great Meadow ——	*Meadow*	9 3 17	
		Acres	115 2 29	

Carried over

LOT 1. continued.

There are in this Lot Timber, &c. as follow:

	Loads	feet
Aſh	5	39
Elm	58	2
Oak	14	13
Scotch Fir	13	13
	91	17
Spire Oaks, in Number		22
Spire Elms		171
Young Spaniſh Cheſnuts		25
Spire Poplars		30
Spire Aſh		11
Aſh Pollards		27
Elm ditto		89
Oak ditto		136

N. B. There is a large Schedule of Houſhold Furniture annexed to the Leaſe, which, at the Commencement of the ſaid Leaſe, was appraiſed at 400*l.* and which, at the Expiration of it, is to be the Property of the Purchaſer of this Lot. There is likewiſe a Covenant therein, for the Tenant to leave at leaſt 100 Head of Deer in the Park, of ſuch Sorts and Proportions as to Age, *&c.* as is expreſſed therein.

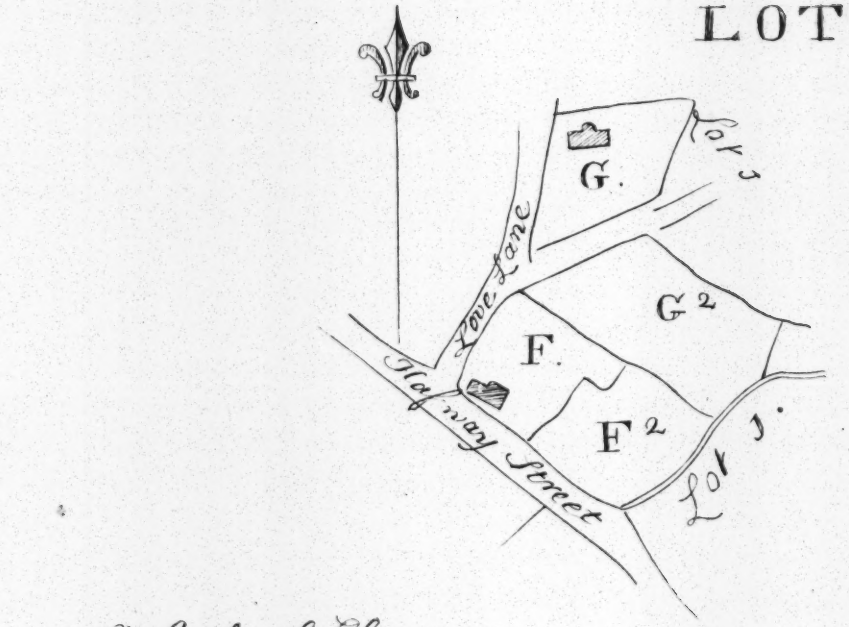
☞ Some Years before the Term granted by this Leaſe, the Premiſes were Let at 140*l. per Ann.* but, in Conſideration of the great Repairs the Tenant promiſed to make, the Rent was agreed to be lower'd to 125*l.*

This Lot is to be charged with the annual Payment of 1*l* 17*s* 10*d.* for the following Quit Rents, *viz.*

	l.	*s.*	*d.*
Lamb-Abbey	1	11	4
Crafter, now *Phillary*	0	5	0
Blewits	0	1	6
	1	17	10

The Land Tax is 12*l. per Annum* for this Lot, paying only 2*s.* in the Pound when taxed at 4*s.*

LOT 2.


G.
Lot 3
Love Lane
G 2
F.
F 2
Holloway Street
Lot 1.
A Scale of Chains
1 2 3 4 5 6

LOT 2.

Numbers referring to the Plan.	Names of the Tenants and Lands.	Quality of the Lands.	Quantity of the Lands. Ac. Ro. Per.	Yearly Rent. l. s. d.
	William Wood and *Robert Phillary*, Tenants at Will.			
	To two Cottages with Gardens and Orchards, ſituate in *Bexley* Pariſh, *viz.*			
	William Wood.			
F	To a Cottage and Garden		1 9	
F 2	An Orchard ——	*Orchard*	0 1 24	
	Robert Phillary.			10 0 0
G	A Cottage and Garden —		0 1 20	
G 2	An Orchard ——	*Orchard*	0 2 11	
		Acres	1 2 24	

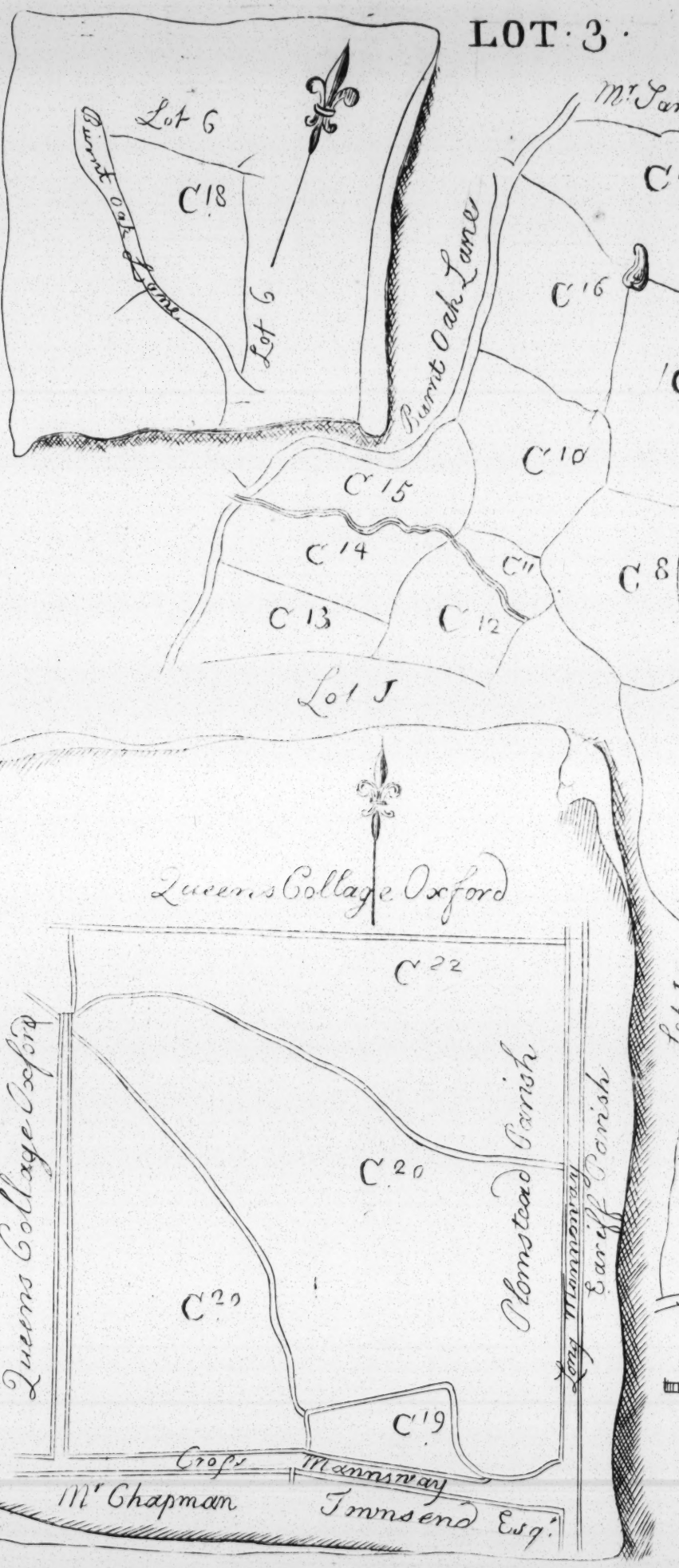
In this Lot there are 11 Feet of Elm and 26 Elm Pollards.

N. B. *This Lot is not charged with any Land Tax.*

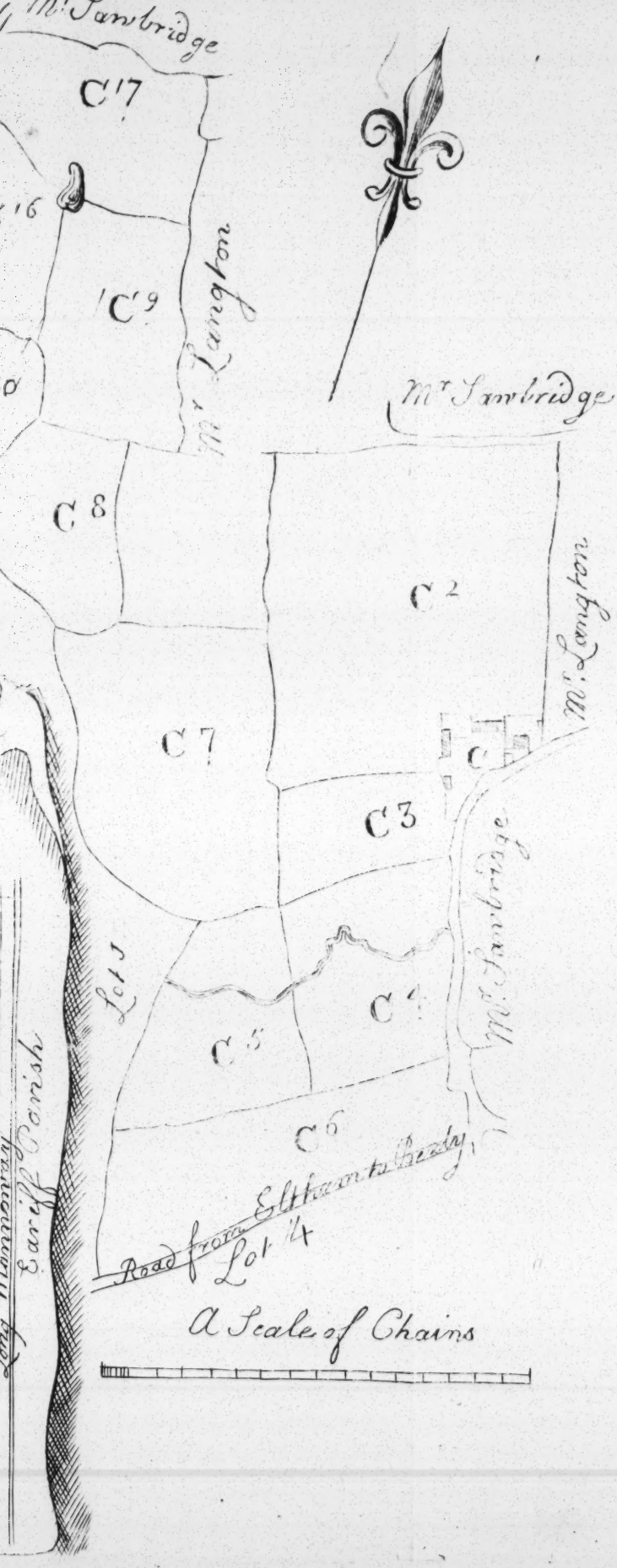
LOT 3.

Numbers referring to the Plan.	Names of the Tenants and Lands.	Quality of the Lands.	Quantity of the Lands, Ac. Ro. Per.	Yearly Rent. l. s. d.
	Thomas Hardſtone, ſenior, Tenant by Leaſe for a Term of 21 Years to come from *Michaelmas* 1749.			
	To a Farm called *Penn Farm*, with a Farm Houſe, Barns, Stables, Yards, &c. ſituate in the Pariſhes of *Bexley* and *Plomſtead*, as follows, *viz.*			
	In *Bexley* Pariſh.			
C	The Houſe, Barns, Stables, Yards, &c. ——		0 3 18	
C 2	Great Penn ——	*Arable*	11 3 20	
C 3	Broomfield ——	*Paſture*	2 2 19	
C 4	Long Reach Meadow —	*ditto*	4 1 8	
C 5	Ditto —— ——	*ditto*	3 3 34	
C 6	Long Reach Field ——	*Arable*	4 3 17	
C 7	Seven Acres ——	*ditto*	7 0 18	
C 8	Gravelly 3 Acres ——	*Paſture*	3 0 36	
C 9	Four Acres ——	*ditto*	4 1 33	
C 10	Dunces ——	*Arable*	3 0 22	
C 11	Dog Kennels ——	*ditto*	0 3 5	
C 12	Ditto —— ——	*ditto*	1 3 20	
C 13	Cherry Orchard ——	*ditto*	1 3 33	
C 14	Dog Kennels ——	*Meadow*	2 0 17	80 0
C 15	Ditto —— ——	*ditto*	2 0 39	
C 16	Further three Acres —	*ditto*	3 0 28	
C 17	Fields under the Wood	*Arable*	4 1 25	
C 18	Sheets —— ——	*ditto*	2 3 31	
	In Plomſtead *Pariſh.*			
C 19	Two Acres Marſh ——	*ditto*	1 3 16	
C 20	Ten Acres Marſh —	*ditto*	10 2 4	
C 21	Eighteen Acres Marſh	*ditto*	17 0 4	
C 22	Nine Acres Marſh —	*ditto*	9 0 12	
	Half the main Ways round the Marſh		1 3 10	
		Acres	106 0 29	

Carried over


LOT 3
Lot 6
C 18
Burnt oak Lane
Lot 6
Burnt Oak Lane
C 16
C 10
C 15
C 14
C 11
C 13
C 12
Lot J
Queens Collage Oxford
C 22
Queens College Oxford
C 20
Olmstead Parish
Long Mammering
Earlsfield Parish
C 21
C 19
Cross Mannsway
Mr Chapman
Townsend Esq.

3.


Mr Sambridge
C17
C16
C9
Mr Langton
C8
Mr Sambridge
C2
Mr Langton
C7
C
C3
Mr Sambridge
Lot 5
C4
C5
C6
Road from Eltham to Chesly
Lot 4
A Scale of Chains

LOT 3. continued.

In this Lot there are

Timber		Loads	feet
Aſh	—	0	11
Elm	—	5	47
Oak	—	0	37
		6	45

Pollards		
Aſh	—	5
Elm	—	161
Oak	—	115
		281

N. B. The Tenant is to keep the Premiſes in due Repair, being allowed rough Timber for that Purpoſe.

The old Rent of this Farm was 100 *l.* but on Account of the bad Condition the Land was left in about 13 Years ago, it was lowered to the preſent Rent.

This Lot is charged with Land Tax as follows, *viz.*

	l.	*s.*	*d.*	
For the Marſh Lands	7	10	4	at 4 *s.* in the Pound
For the reſt ——	5	0	0	

Alſo a Quit Rent of — 1 *s.* 6 *d. per Annum.*

LOT 4.

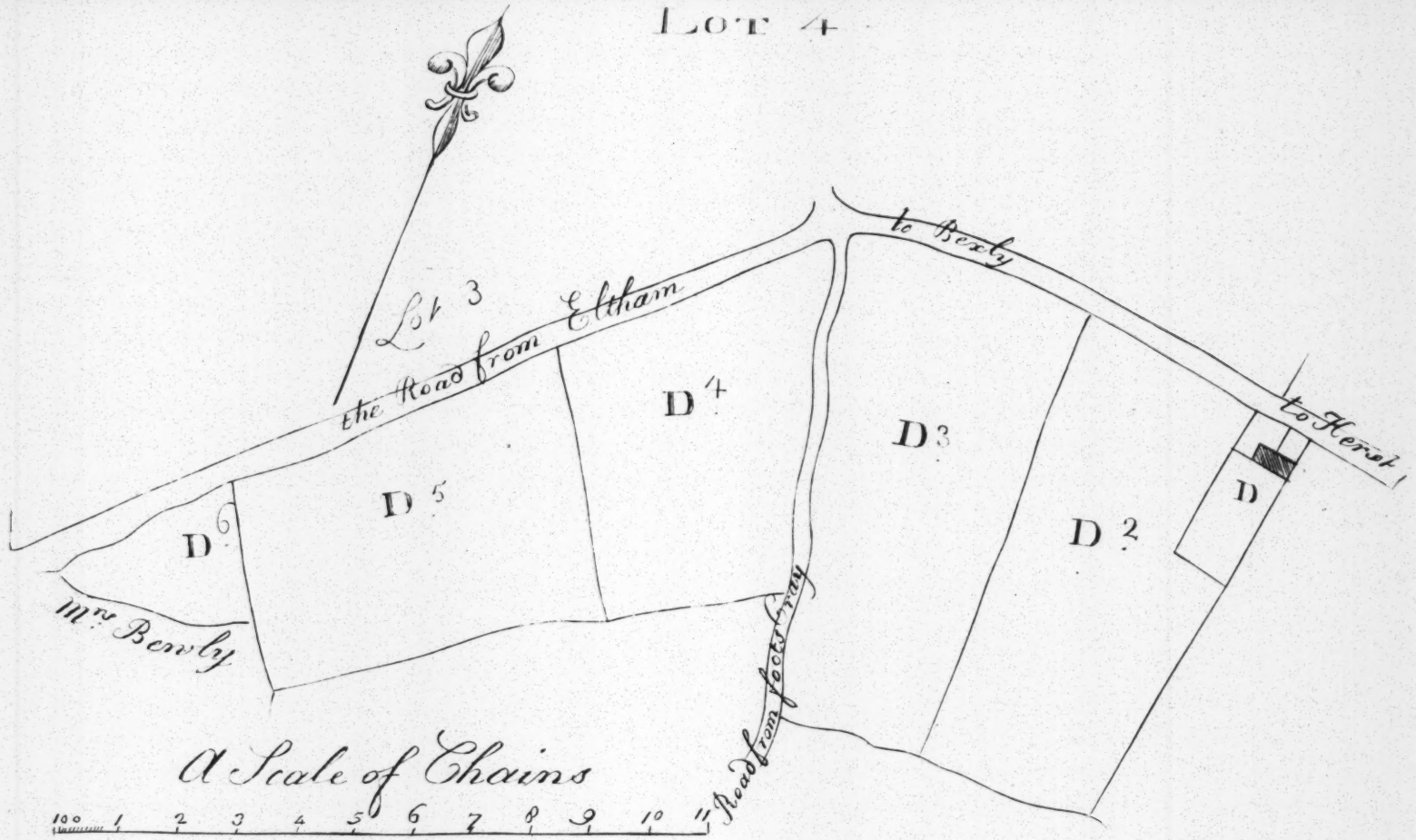
Numbers referring to the Plan.	Names of the Tenants and Lands.	Quality of the Lands.	Quantity of the Lands. Ac. Ro. Per.	Yearly Rent l. s.
	Thomas Hardſtone junior, Tenant by Leaſe for a Term of 19 Years to come from *Michaelmas* 1751.			
	To an Houſe, Barn and Offices, and 5 Fields ſituate in the Pariſh of *Bexley*, viz.			
D	Houſe, Barn, Stable and Yard		0 1 4	
D 2	A Field	*Arable*	2 2 22	
D 3	Ditto	*ditto*	2 3 22	
D 4	Ditto	*Paſture*	2 0 20	8 8
D 5	Ditto	*Arable*	2 1 28	
D 6	Ditto	*ditto*	0 1 39	
		Acres	10 3 15	

In this Lot there are

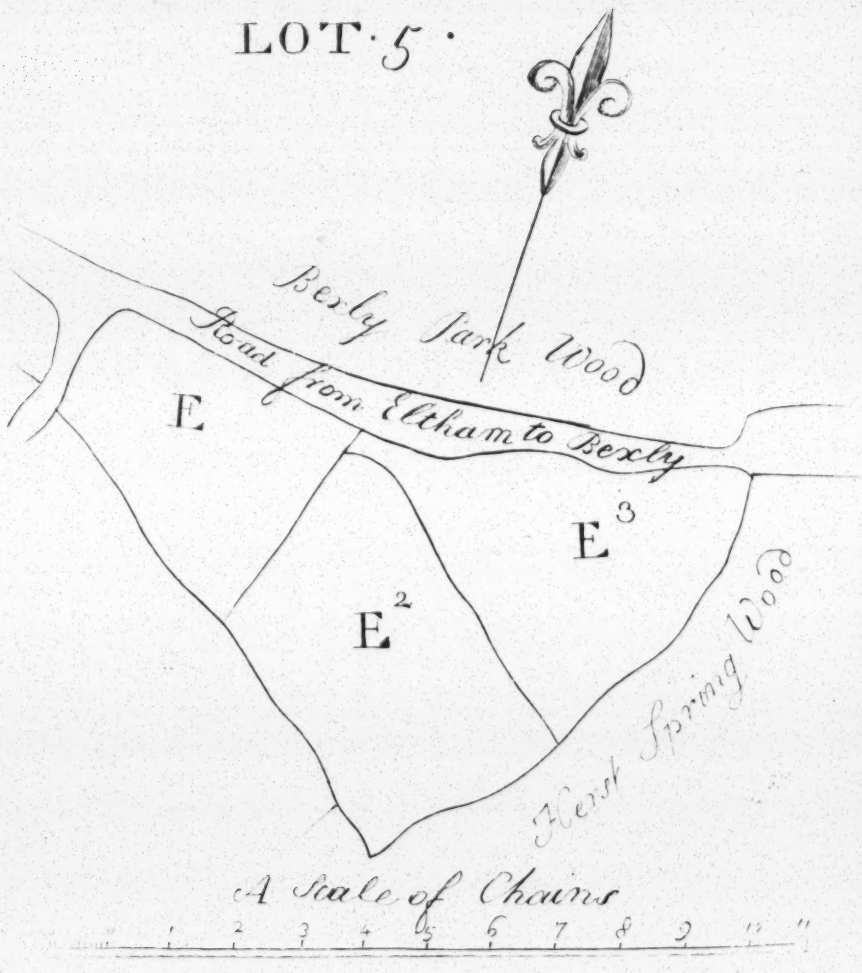
Timber			Pollards		
		Load feet	*Aſh*	—	1
Elm	—	1 39	*Elm*	—	64
			Oak	—	56
					121

N. B. The Tenant is to keep the Premiſſes in Repair, being allowed rough Timber for the ſame.

The Land Tax for this Lot is 1 *l. per Annum*


Lot 4
Lot 3
the Road from Eltham
to Bexley
to Hersh
D 4
D 3
D 2
D
D 5
D 6
Mrs Bewly
Road from Lockyers
A Scale of Chains
100 1 2 3 4 5 6 7 8 9 10 11

LOT 5.


Bexley Park Wood
Road from Eltham to Bexley
E
E 2
E 3
Kent Spring Wood
A Scale of Chains
1 2 3 4 5 6 7 8 9 10

LOT 5.

Numbers referring to the Plan.	Names of the Tenants and Lands.	Quality of the Lands.	Quantity of the Lands. Ac. Ro. Per.	Yearly Rent. l. s. d.
	Matthew Davis, Tenant by Leaſe for a Term of 11 Years to come from *Michaelmas* 1757.			
	To an Orchard and 2 Fields ſituate at *Herſt*, in the Pariſh of *Bexley*, viz.			
E	An Orchard	*Arable*	1 0 32	6 0 0
E 2	A Field	*ditto*	1 3 4	
E 3	A ditto	*ditto*	1 2 8	
		Acres	4 2 4	

There are in this Lot

Timber

		Load	*feet*
Elm	—	1	12
Oak	—	0	23
		1	35

Pollards

Aſh	—	17
Elm	—	15
Oak	—	16
		48

This Lot is not charged with any Land Tax — only a Quit Rent of 1s. 8d. per Annum.

LOT 6.

Numbers referring to the Plan.	Names of the Lands.	Quality of the Lands.	Quantity of the Lands. Acr. Ro. Per.	Yearly Rent. l. s. d.
	Woods in Hand, ſituate in the Pariſh of *Bexley*, viz.			
A	The fourteen Acres	*Wood*	13 1 9	160 0 0
A 2	Collins's Orchard		3 1 34	
A 3	The Eight Acres		7 3 16	
A 4	The Twelve Acres		13 0 24	
A 5	Sheets		3 1 8	
A 6	Clays		3 1 23	
A 7	High Ridings		2 3 2	
		Acres	47 0 36	

The Wood in this Lot is chiefly young Spire Oak of a promiſing Growth, ſtanding very thick, and the Soil remarkably good for Oak Timber. This Wood has for theſe two Years paſt produced, on an Average, upwards of 160*l. per Annum.*

There are two other Cuttings, one of which is now ready, the other to be cut next Winter, and in all Probability each of theſe Cuttings will produce as much; and the Method uſed with theſe Woods is to cut them 4 Years together, and the 5 following Years to let them grow.

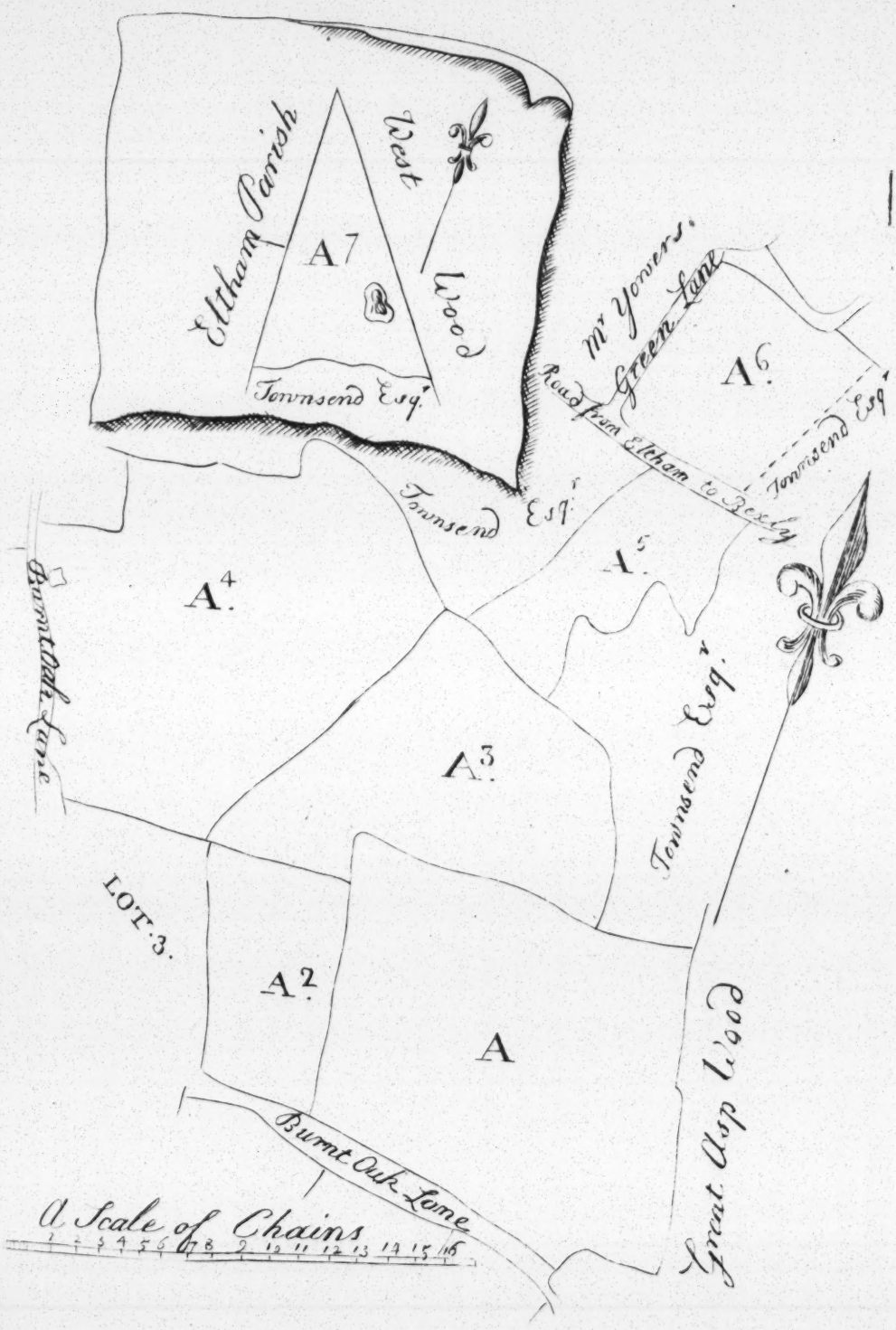
The Woods lye ſo convenient for the great Houſe, that any Gentleman having his own Servants, Horſes and Carts, may manage each Year's Cutting at a very eaſy Expence.

There is ſome good Oak Timber in this Lot, which, by reaſon of the Thickneſs of the young Spires, could not be got at to be valued.

N. B. The Land Tax for this Lot is 2 *l. per Annum.*

F I N I S.

LOT. 6.


Eltham Parish
West
Wood
A7
Townsend Esq.
Mr Yoniers.
Green Lane
A6
Road from Eltham to Bexley
Townsend Esq.
Townsend Esq.
A5
A4
Burnt Oak Lane
A3
Townsend Esq.
LOT. 3.
A2
A
Great Usp Wood
Burnt Oak Lane
A Scale of Chains
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16